

**CITY OF NEW BRUNSWICK
BOARD OF ADJUSTMENT
OCTOBER 22ND, 2018
MINUTES
7:30 p.m.**

I. ROLL CALL

	Nancy Coppola, Chair
	John Cox, Vice Chair
x	Margaret Chester (temp chair)
X	Sue McElligott
X	John Zimmerman
	Indira Martir
X	Ivan Adorno
	Doug Sheehan (Alt #1)
X	Charlotte McNair (Alt #2)
X	Evelyn Azcona (Alt #3)
x	Board Attorney Aravind Aithal
x	Board Secretary/Director of Planning Glenn Patterson
x	Principal Planner Mark Siegle
	Board Planner Henry Bignell
X	Board Planner Todd Bletcher
X	City Engineer Richard Moody
	Board Engineer _____

II. PUBLIC ANNOUNCEMENT (OPEN PUBLIC MEETING ACT)

III. SALUTE TO THE FLAG

IV. MINUTES OF THE BOARDS OCTOBER 9TH, 2018 MEETING

Motion To Approve: Adorno

Second: McElligott

Approved by unanimous voice vote

**V. COMMUNICATIONS AND REPORTS-
Resolutions of Memorialization**

- A. NU TETARTON ALUMNI ASSOCIATION OF PHI SIGMA KAPPA, Z-2017-21**, Site plan and variance application for the construction of a fraternity house located at 27 Stone Street, Block 75, Lot 14, Zoning District: IN-1

Motion To Approve: Chester

Second: Adorno

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott
		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

- B. CONSTRUCTION MANAGEMENT ASSOCIATES, INC, Z-2018-16**, the applicant is seeking amended variance approval for changes to the roofline of the previously approved multifamily residential structure located at 191 Hamilton Street, Block 57, Lot: 54.01

Motion To Approve: McElligott

Second: Adorno

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott
		John Zimmerman

X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

- C. **C & J REALTY INVESTMENT GROUP, Z-2018-10**, Variance application for the construction of a two-family dwelling located at 9 Wright Place, Block 508, Lot 3.02, Zoning District: R-5C

Motion To Approve: Adorno

Second: McElligott

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott
		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

- D. **C & J REALTY INVESTMENT GROUP, Z-2018-11**, Variance application for the construction of a two-family dwelling located at 11 Wright Place, Block 508, Lot 3.03, Zoning District: R-5C

Motion To Approve: Chester

Second: McElligott

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott

		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

VI. OLD BUSINESS

- A. 150 EASTON AVENUE, LLC, Z-2018-02,** Site plan and variance application for the construction of a mixed-use building to be located at 150 Easton Avenue, Block 69, Lot 29, Zoning District: C-3B

Peter Lanfrit, Esq: He reviewed how the application had been presented in July with less than a full board. There are only 6 members present tonight, but the applicant is willing to move forward.

He asked the Board to approve the application based on the previous application presentation.

Public:

Nicholas Willette: He asked how the variance effects the City Budget

Glenn Patterson: Responded it has no effect on the City Budget

**Motion to approve with the conditions cited by the Board Secretary made by: Adorno
Seconded by: Zimmerman**

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
x		Sue McElligott
X		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
X		Evelyn Azcona (Alt #3)

B. 268 SOMERSET STREET, LLC, Z-2018-06, Site plan and variance application for the construction of a mixed-use building located at 268 Somerset Street, Block 97, Lot 27, Zoning District: C-1

Peter Lanfrit, Esq: This application was presented in July and the Board asked that the applicant review the architectural plans for the building to improve the aesthetics. They are returning with additional testimony tonight.

Ashraf Ragab, Architect

A-1 Architectural rendering of building elevations and perspectives and floor plan. The building floor plan is the same.

The previous façade design was more contemporary and had substantial stucco. The Board had said this was a residential neighborhood and should blend in more with the existing style. The new materials are hardiboard with a cream color. A stone base wraps around the corner. Hardiboard will be used on the rear also.

Both entrances will be on Somerset Street. Lighting is provided with goose-neck fixtures. A sign is not proposed currently but a conforming sign will be sought at a later date.

Mr. Bletcher asked that the upper floor facades be accented more to make it look more “finished”. He said it looked too plain. The applicant will work with the TAC to accomplish this.

Public:

Nashar Basit: What is the impact on traffic from the proposal. Mr. Lanfrit indicated they had testified previously testified that there would be no significant impact as this would be a neighborhood oriented project.

Mr. Zimmerman asked about resident parking permits. Mr. Lanfrit said 1 space would be allocated per apartment and 2 for the commercial customers.

**Motion to approve with the conditions cited by the Board Secretary made by:
Zimmerman**

Seconded by: Adorno

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott
X		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)

X		Charlotte McNair (Alt #2)
X		Evelyn Azcona (Alt #3)

VII. NEW BUSINESS

A. NEILSON CROSSINGS, LLC, Z-2018-09, Site plan and variance application for the construction of a multifamily residential building located at 147 Neilson Street, Block 5, Lot 6.01, Zoning District: R-6
**** Adjourned until the November 26, 2018 Zoning Board Meeting**** as there would not be a full complement of board members at tonight’s meeting.

B. ARCOS DEVELOPERS, LLC, Z-2018-13, Variance application for the construction the creation of an additional bedroom at the property located at 119 Louis St, Block 59, Lot 26, Zoning District: R-5A

Adjourned to the December 17, 2018 per the applicant’s request as there would not be a full complement of board members at tonight’s meeting.

**Motion to approve with the conditions cited by the Board Secretary made by:
 Seconded by:**

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
		Margaret Chester
		Sue McElligott
		John Zimmerman
		Ivan Adorno
		Doug Sheehan (Alt #1)
		Charlotte McNair (Alt #2)
		Evelyn Azcona (Alt #3)

C. ANNUAL REPORT OF THE ZONING BOARD OF ADJUSTMENT, Review of the variances granted by the City of New Brunswick’s Zoning Board of Adjustment during 2017 calendar year in accordance with NJSA 40:55D-70.1 of the Municipal Land Use Law.

Mr. Siegle reviewed the zoning variance report that he prepared. There were a 50% increase in applications due to infill development. This increased the number bulk variances by about 25%. He did not

feel this required any zoning changes. The Board agreed with this assessment. He will forward the report to the Planning Board.

**Motion to approve with the conditions cited by the Board Secretary made by:
Zimmerman**

Seconded by: Adorn

Yes	No	
		Nancy Coppola, Chair
		John Cox, Vice Chair
X		Margaret Chester
X		Sue McElligott
X		John Zimmerman
X		Ivan Adorno
		Doug Sheehan (Alt #1)
X		Charlotte McNair (Alt #2)
X		Evelyn Azcona (Alt #3)

VI. OTHER MATTERS OF INTEREST TO THE PUBLIC

VII. ADJOURNMENT